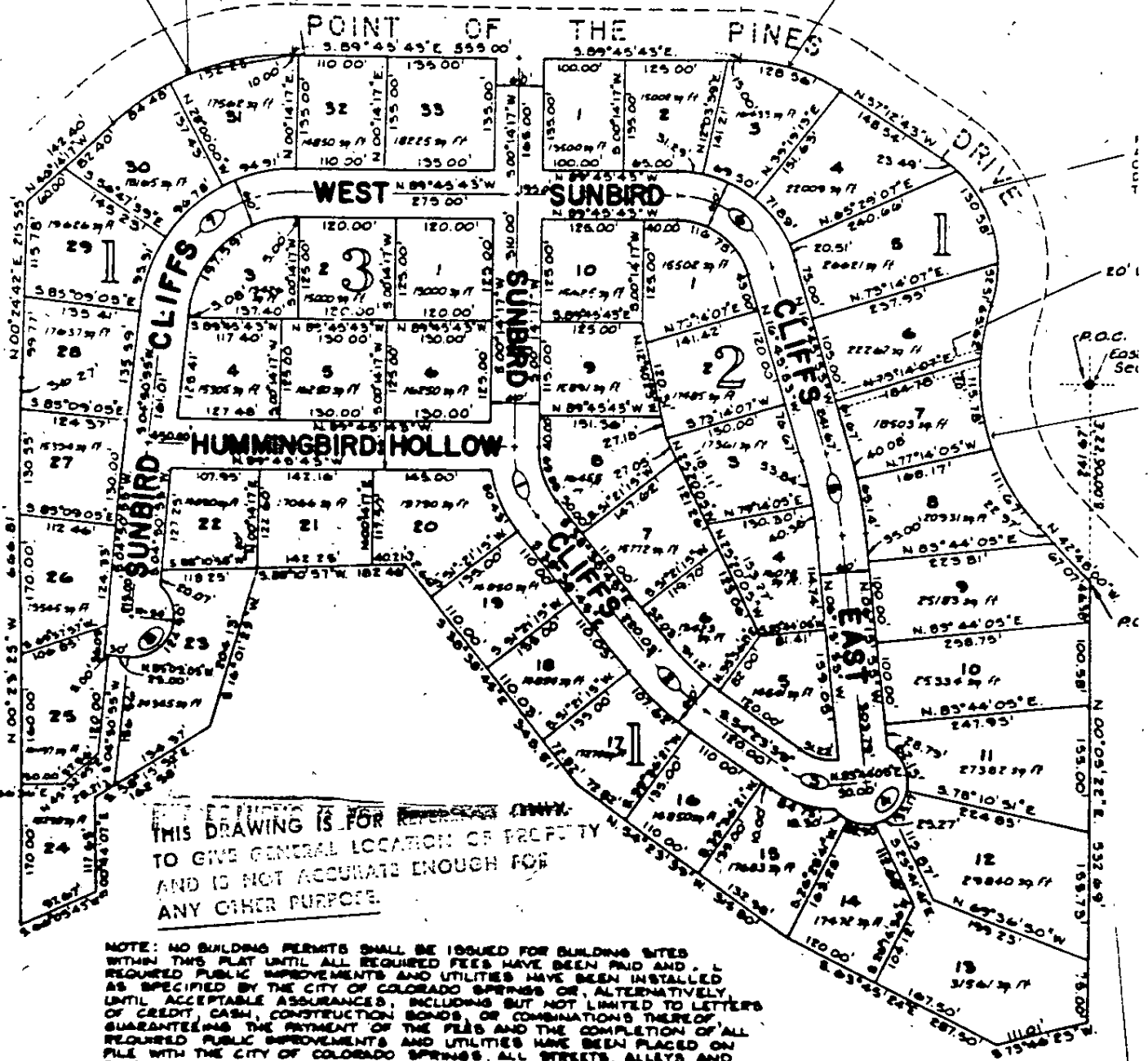


November 4, 1977

TO GIVE GENERAL LOCATION OF PROPERTY  
AND IS NOT ACCURATE ENOUGH FOR  
ANY OTHER PURPOSE.

RADIUS: 308.27'  
ARC: 230.75'  
CHORD: 230.98'  
DELTA: 44°00'00"  
TANGENT: 124.95'

RADIUS: 226.29'  
ARC: 128.50'  
CHORD: 128.84'  
DELTA: 32°55'00"  
TANGENT: 69.07'



TAN
46.94
36.95
41.05
30.00
45.85
54.15
38.25
28.81
63.94
-0-
35.81
17.82
12.91
17.07
5.25
50.00
20.70
25.44
32.60
20.03
90.00
67.80
10.27
54.44
35.37
15.70
30.00
122.37
42.44
24.24
18.49
20.00

THIS DRAWING IS FOR REFERENCE ONLY.  
TO GIVE GENERAL LOCATION OF PROPERTY  
AND IS NOT ACCURATE ENOUGH FOR  
ANY OTHER PURPOSE.

NOTE: NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, CONSTRUCTION BONDS OR COMBINATIONS THEREOF, GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS. ALL STREETS, ALLEYS AND EASEMENTS SHOWN ON THIS PLAT FOR ACCESS PURPOSES ARE EXCEPTED FROM THIS PROVISION.

Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities only, and both sides of all rear lot lines are hereby platted with a ten (10) foot easement for drainage purposes and public utilities only, with the sole responsibility for maintenance being vested with adjacent property owners.

The undersigned does hereby grant unto the City of Colorado Springs, these easements shown on this plat and further restricts the use of all easements to the City of Colorado Springs and/or its assigns, provided however that the sole right and authority to release or quit claim all or any such easements shall remain exclusively vested in the City of Colorado Springs, Colorado.

ALL ADJACENT LAND IS UNPLATTED.

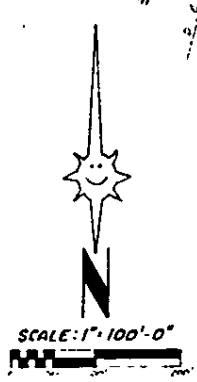
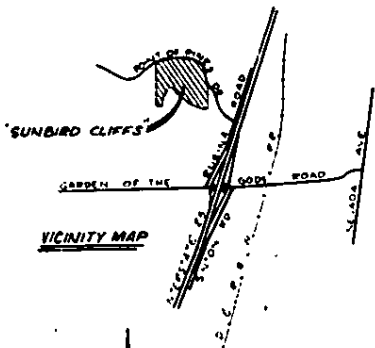
THERE SHALL BE NO ACCESS FROM ANY LOT TO THE POINT OF THE PINES DRIVE.

THIS DRAWING IS FOR REFERENCE ONLY  
TO GIVE GENERAL LOCATION OF PROPERTY  
AND IS NOT ACCURATE ENOUGH FOR  
ANY OTHER PURPOSE.

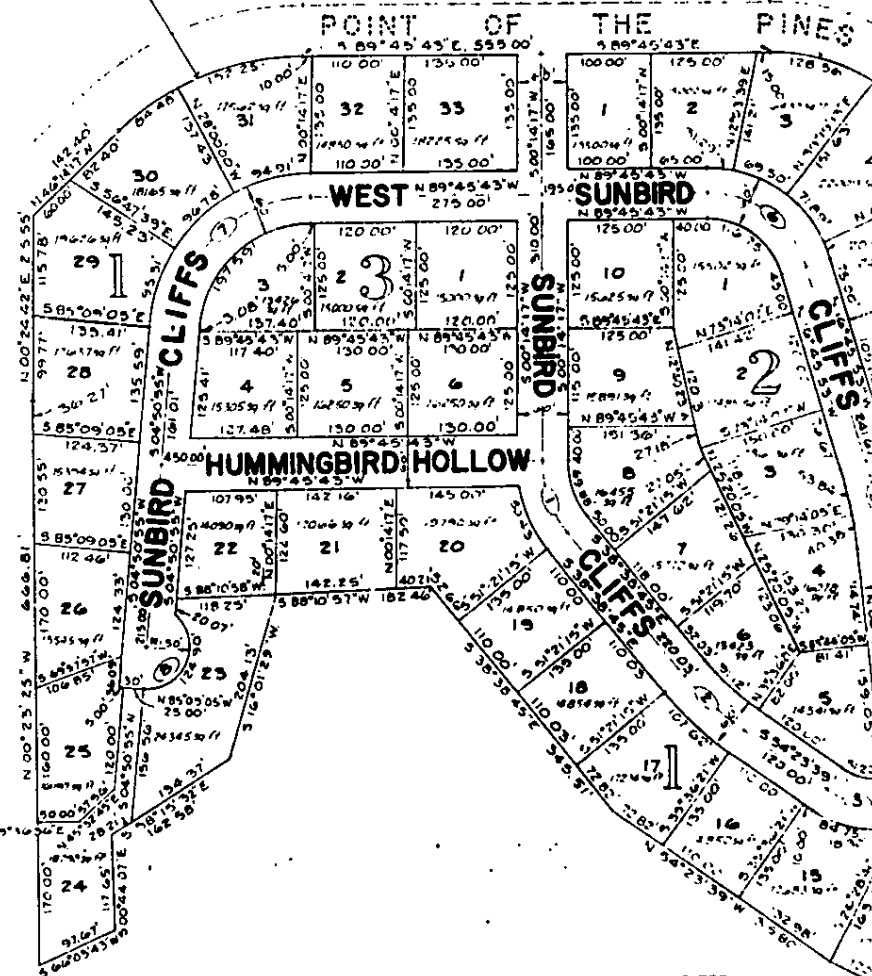
# SUNBIRD CLIFFS

CITY OF COLORADO SPRINGS  
EL PASO COUNTY, COLORADO  
KARCICH & WEBER INC.  
PLANNERS - ENGINEERS - CONSULTANTS

November 4, 1977



RADIUS: 308.27'  
ARCS: 230.73'  
CHORD: 230.96'  
DELTA: 44°00'00"  
TANGENT: 124.55'



### CURVE DATA

CURVE	RADIUS	ARC	CHORD	DELTA	TAN.
1	132.97	90.24	88.92	58°35'02"	48.94
lot 8 blk 2	102.97	69.88	68.55	58°33'02"	36.55
lot 20 blk 1	162.97	80.45	79.61	28°16'54"	41.05
2	361.53	79.37	99.06	15°44'54"	50.00
lot 6 blk 2	351.53	91.12	90.84	15°44'54"	45.85
lot 17 blk 1	391.53	107.62	107.28	15°44'54"	54.15
3	100.00	73.14	71.53	41°52'16"	38.29
lot 5 blk 2	70.00	51.22	50.00	41°52'16"	24.81
lot 15 blk 1	150.00	64.75	83.26	37°19'42"	43.94
4 total	50.00	111.78	98.92	190°50'56"	-
lot 11 blk 1	50.00	62.15	58.22	71°12'53"	35.81
lot 12 blk 1	50.00	33.17	32.56	38°00'31"	17.22
lot 13 blk 1	50.00	25.27	25.00	28°51'18"	12.91
lot 14 blk 1	50.00	32.90	32.31	37°41'42"	17.07
lot 15 blk 1	50.00	18.30	18.20	20°58'12"	9.25
5	544.18	99.72	99.58	10°24'58"	50.00
lot 4 blk 2	514.18	40.58	40.57	4°30'00"	20.20
lot 5 blk 2	514.18	93.86	93.81	5°59'58"	26.44
lot 6 blk 1	574.18	65.14	65.10	6°30'00"	32.20
lot 7 blk 1	574.18	40.00	40.07	5°59'08"	20.05
6	121.63	154.91	144.70	72°59'50"	90.00
lot 1 blk 2	91.63	110.75	109.01	72°59'50"	67.60
lot 5 blk 1	151.63	20.51	20.50	7°45'00"	10.27
lot 14 blk 1	151.63	71.89	71.22	27°09'54"	30.64
lot 3 blk 1	151.63	69.50	68.89	26°15'34"	35.37
lot 2 blk 1	151.63	31.29	31.23	11°49'22"	15.70
7	162.58	242.50	270.49	69°23'22"	150.00
lot 3 blk 3	132.58	197.59	119.81	65°25'22"	122.52
lot 24 blk 1	192.58	94.91	93.96	28°14'17"	48.44
lot 30 blk 1	192.58	96.78	95.77	28°47'59"	49.44
lot 29 blk 1	192.58	95.31	94.35	28°21'24"	48.62
8	50.00	124.90	94.87	143°07'48"	150.00

NOTE: NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, CONSTRUCTION BONDS, OR COMBINATIONS THEREOF GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS. ALL STREETS, ALLEYS AND EASEMENTS SHOWN ON THIS PLAT FOR ACCESS PURPOSES ARE EXCEPTED FROM THIS PROVISION.

Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities only, and both sides of all rear lot lines are hereby platted with a ten (10) foot easement for drainage purposes and public utilities only, with the sole responsibility for maintenance being vested with adjacent property owners.

The undersigned does hereby grant unto the City of Colorado Springs, those easements shown on the plat and further restricts the use of all easements to the City of Colorado Springs and/or its assigns, provided however that the sole right and authority to release or quit claim all or any such easements shall remain exclusively vested in the City of Colorado Springs, Colorado.

ALL ADJACENT LAND IS UNPLATTED.

THERE SHALL BE NO ACCESS FROM ANY LOT TO THE POINT OF THE PINES DRIVE

# SUNBIRD CLIFFS

CITY OF COLORADO SPRINGS  
EL PASO COUNTY, COLORADO  
KARCICH & WEBER INC.  
PLANNERS - ENGINEERS - CONSULTANTS

November 4, 1977

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being a party in interest of a tract of land located in the East One-Half, Range 67 West of the 6th Principal Meridian, in the City of Colorado Springs, El Paso County, Colorado described as follows:

Commencing at the East one-quarter (E/4) corner (by usage) of said Section 24 and the northeast corner of that parcel described under Reception No 335763 being also the point of commencement of a tract of land described in Book 2904 of Page 93 of the records of said El Paso County, thence S.00°05'22"E (A bearing relative to the base in Milton Inn Subdivision No.1, R under Reception No 97557 of the records of said El Paso County and to others herein) along the east line of said E/4 (by usage) of the Southeast one-quarter (SE/4) of said Section 24, a distance of 241.67 feet to the point of beginning

- 1) Thence continuing S.00°05'22"E along said east line, a distance of 532.69 feet, from whence the northeast corner of said E/4 is located, along said east line, a distance of 968.38 feet;
  - 2) The following ten (10) courses are along the southerly and westerly boundary described in said Book 2904 at Page 93;
  - 3) Thence S.73°46'23"W, a distance of 111.01 feet;
  - 4) Thence N.63°45'24"W, a distance of 287.50 feet;
  - 5) Thence N.54°23'39"W, a distance of 315.80 feet;
  - 6) Thence N.38°38'45"W, a distance of 345.51 feet;
  - 7) Thence S.88°10'57"W, a distance of 182.46 feet;
  - 8) Thence S.16°01'29"W, a distance of 204.13 feet;
  - 9) Thence S.58°15'32"W, a distance of 162.58 feet;
  - 10) Thence S.00°44'07"E, a distance of 117.65 feet;
  - 11) Thence S.66°03'43"W, a distance of 97.67 feet to intersect the west line (by usage) of the East one-half of E/4 of said Section 24;
  - 12) Thence N.00°23'25"W along said west line, a distance of 666.81 feet to the northwest corner (by usage) of said East One-Half (E/2) of SE/4 of said Section 24 being also the southwest corner of the East one-half of the Northeast one-quarter (NE/4) of said Section 24;
  - 13) Thence N.00°24'42"E along the west line (by usage) of the East one-half of the Northeast one-quarter (NE/4) of said Section 24, a distance of 150.00 feet to intersect the southeasterly right-of-way line of Point of Pines Drive described in Book 2943 at Page 10 of the records of said El Paso County;
  - 14) The following eight (8) courses are along the southerly and westerly right of way line of said Point of Pines Drive:
  - 15) Thence N.46°14'17"E a distance of 142.40 to a point of curve;
  - 16) Thence on a curve to the right, having a radius of 308.27, a central angle of 44°00'00" and an arc of 236.73;
  - 17) Thence S.89°45'43"E, a distance of 555.00 feet to a point of curve;
  - 18) Thence on a curve to the right, having a radius of 226.29 feet, a central angle of 32°33'00" and an arc length of 121.21;
  - 19) Thence S.57°12'43"E, a distance of 148.54 feet to a point of curve;
  - 20) Thence on a curve to the right, having a radius of 157.08 feet, a central angle of 75°21'00" and an arc length of 136.73;
  - 21) Thence on a curve to the left, having a radius of 275.55 feet, a central angle of 60°56'18" and an arc length of 112.55;
  - 22) Thence S.42°48'00"E, a distance of 90.04 feet to the point of beginning;
- The above described tract contains 25.103 acres, more or less

**DEDICATION**

The undersigned party in interest has caused said tract of land to be platted into lots, blocks and easements as shown on the attached plat. The undersigned party in interest further restricts the use of all easements to the City of Colorado Springs and/or its agents. All or any such easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as platted herein shall be subject to the provisions of Ordinance No. 4011 of the City of Colorado Springs, Colorado.

IN WITNESS WHEREOF: The undersigned William P Weber, a party in interest, has executed these presents this 4th day of November A.D., 1977.

*William P Weber*  
William P Weber, party in interest

STATE OF COLORADO ss. COUNTY OF EL PASO. The above and foregoing statement was acknowledged before me this 4th day of Nov A.D., 1977, by William P Weber, a party in interest.

My Commission Expires 12/31/1977 Witness My Hand And Official Seal:

THE UNDERSIGNED Registered Land Surveyor and Professional Engineer in the State of Colorado does hereby certify that the accompanying plat of the subdivision described herein is a true and correct copy of the subdivision as shown on the original plat filed in my office on this 4th day of November A.D., 1977, and that said plat does accurately show the described tract of land and the subdivision thereon.

*Matthew K. ...*  
Matthew K. ...

THE UNDERSIGNED, The Planning Director of the City of Colorado Springs, having found that this final subdivision plat conforms to the provisions of Ordinance No. 4011 of the City of Colorado Springs, Colorado, and that said plat with all provisions thereof is approved by the City Council accordingly approves said plat with all provisions thereof this 10 day of November A.D., 1977.

*Richard L. ...*  
Richard L. ...  
Date

NOTICE IS HEREBY GIVEN: That the area included in the plat described herein is subject to the following ordinances of the City of Colorado Springs, Colorado: Ordinance No. 1926 and 1927 - Extension of sewer and water lines; Ordinance No. 4011 - The subdivision Ordinance; Ordinance No. 2176 - Sewer and water service connection charges; Ordinance No. 2841 - The drainage Ordinance; Ordinance No. 4020 - The liability Ordinance. All or any such improvements shall be developed, offered for sale or sold except within the area and portion wherein the improvements have been installed or the provisions of Ordinance No. 4011.

STATE OF COLORADO ss. COUNTY OF EL PASO. I hereby certify that this instrument was Filed for record in my office at Six O'Clock P.M., this 10th Day of November, 1977. Page 1 of the records of El Paso County, Colorado.

# SUNBIRD CLIFFS

CITY OF COLORADO SPRINGS  
 EL PASO COUNTY, COLORADO  
 KARCICH & WEBER INC.  
 PLANNERS - ENGINEERS - CONSULTANTS

November 4, 1977

That the undersigned being a party in interest of a tract of land located in the East One-Half (E 1/2) of Section 24, Township 13 South, Meridian, in the City of Colorado Springs, El Paso County, Colorado described as follows:

the corner (by usage) of said Section 24 and the northeast corner of that parcel described in Book 2901 at Page 894  
 at the point of commencement of a tract of land described in Book 2904 at Page 933 under Reception No. 306023, both  
 by thence S 00° 05' 22" E (A bearing relative to use in Hilton Inn Subdivision No. 1, recorded in Plat Book Y-2 at Page 9  
 records of said El Paso County and to others herein) along the east line of said parcel and tract and the east line  
 quarter (3/4) of said Section 24, a distance of 241.67 feet to the point of beginning of the tract described hereby;  
 along said east line, a distance of 532.09 feet, thence the northeast corner of Hilton Inn Subdivision No. 1 bears S 00° 05' 22" E  
 of 966.38 feet;

along the southerly and westerly boundary described in said Book 2904 at Page 933;

- of 111.01 feet;
- of 287.50 feet;
- of 315.80 feet;
- of 345.51 feet;
- of 182.46 feet;
- of 204.13 feet;
- of 162.58 feet;
- of 117.65 feet;
- of 97.67 feet to intersect the west line (by usage) of the East one-half of the Southeast one-quarter (1/2 of SE 1/4)

west line a distance of 666.81 feet to the northwest corner (by usage) of said East one-half of the Southeast one-quarter

4 being also the southwest corner of the East one-half of the Northeast one-quarter (1/2 of NE 1/4) of said Section 24;

the line (by usage) of the East one-half of the Northeast one-quarter (1/2 of NE 1/4) of said Section 24, a distance of 309.33

erly right-of-way line of Point of Pines Drive described in Book 2943 at Page 807 under Reception No. 3105133

along the southerly and westerly right-of-way line of said Point of Pines Drive;

- of 142.40 to a point of curve;
- having a radius of 308.27, a central angle of 44° 00' 00" and an arc of 236.73 feet to a point of tangency;
- of 555.00 feet to a point of curve;
- having a radius of 226.29 feet, a central angle of 32° 33' 00" and an arc length of 128.56 feet to a point of tangency;
- of 148.54 feet to a point of curve;
- having a radius of 157.08 feet, a central angle of 75° 21' 00" and an arc length of 206.58 feet to a point of reverse curve;
- having a radius of 275.55 feet, a central angle of 60° 56' 18" and an arc length of 293.07 feet to a point of tangency;
- of 90.04 feet to the point of beginning;
- 25.103 acres, more or less.

said tract of land to be platted into lots, blocks and easements as shown on the attached plat, the undersigned does hereby grant unto the City of Colorado Springs, El Paso County, Colorado, the use of all easements to the City of Colorado Springs and/or its assigns provided herein, the sole right and authority to plat and

in exclusively vested in the City of Colorado Springs. This tract of land as platted herein shall be known as "SUNBIRD CLIFFS" in the City of Colorado Springs,

P. Weber, a party in interest, has executed these presents this 4th day of November, A.D., 1977.

William P Weber  
 William P Weber, party in interest

ing statement was acknowledged before me this 7th day of November, A.D., 1977, by William P Weber.

My Commission Expires 11-18-77 Witness My Hand And Official Seal of the City of Colorado Springs, El Paso County, Colorado

or and Professional Engineer in the State of Colorado does hereby Certify that the accompanying plat has been prepared in accordance with said that said plat does accurately show the described tract of land and the subdivision thereof to the best of his knowledge and belief.

Matthew F. Karcich  
 Matthew F. Karcich, Reg. P.E. and S.E. 3854

the City of Colorado Springs, having found that this final subdivision plat conforms to the preliminary thereof heretofore approved said plat with all provisions thereto this 19 day of November, 1977 pursuant to ordinance

Director of Public Works, \_\_\_\_\_ Date \_\_\_\_\_

Edward L. Paltow, 11-18-77  
 Planning Director, Date

d in the plat described herein is subject to the following ordinances of the City of Colorado Springs, as amended to the date of acceptance by the extension of sewer and water lines, Ordinance No. 4011 - The Subdivision Ordinance, iron pin monuments have been set as required, Ordinance No. 3125 - ion charges, Ordinance No. 2841 - The drainage ordinance, Ordinance No. 4020 - The liability ordinance. No tracts within this subdivision are except within the area and portion wherein the improvements have been installed or satisfactorily arranged for in accordance with

is instrument was filed for record in my office at 8:00 O'clock \_\_\_\_\_ M., this \_\_\_\_\_ Day of November, A.D., 1977, and duly recorded in Plat Book \_\_\_\_\_ of Colorado.

Harriet Seals, Recorder